

SUBJECT:

A report and recommendation on a proposal for a two-family dwelling at 2741 Observatory Avenue in IDC No. 60 within the Hyde Park neighborhood.

BACKGROUND:

A building permit application has been submitted for 2741 Observatory Avenue. The property is located approximately 50 feet east of the intersection between Michigan Avenue and Observatory Avenue.

The building permit application was received by the Department of Buildings and Inspections on May 9, 2005. The property owner, Thomas P. Sorrentino, proposes to renovate the current single-family structure with a 2,500 square foot addition creating two attached town homes. The existing zoning is Residential Mixed (RMX) and this address is located within IDC No. 60. The property has 50 feet of frontage on Observatory Avenue and has depth of 150.35 feet containing 7,517.5 square feet.

The proposed building addition is positioned within the rear yard area of the existing residential structure and includes the second dwelling unit and garage parking for each. The yard set backs of 30 feet front yard, three feet side yards and a 20 feet rear yard are in compliance with the current zoning code requirements.

DISCUSSION:

IDC #60 was created at the time of the current zoning code enactment in February 2004 and subsequently extended in February of 2005 and it will expire in August of 2005. There were no guidelines adopted. The IDC regulations specify that the City Planning Commission may review building permit applications.

At the time of the new zoning code enactment there was some controversy surrounding the proposed zoning density for this area. The underlying zoning of the area is Residential Mixed (RMX), which is a multi-family designation, that allows for 1-3 dwelling units per parcel. Some residents expressed concern that the RMX was too dense for this area and asked for a zoning study to determine the feasibility of rezoning the area to new type of RMX district that would allow for 1 or 2 dwelling units per parcel. IDC #60 was created to allow review of proposed developments until a zoning study was completed. The City Planning Commission considered changes to the RMX district regulations at its May 6, 2005 meeting.

Essentially the proposed text changes maintain the one, two and three family density but make additional dwelling units in row house configurations a conditional use and the minimal lot area was increased from 2,000 to 2,500 square feet. At this time, City Council has not taken action on the new RMX text amendments.

APPLICATION REVIEW:

Section 1431-17, Standards For Review, states that the administrative reviewer has to prepare an advisory report that evaluates the proposed work is in compliance with IDC guidelines. The advisory report has to be filed with the City Planning Commission within 15 business days of the subject application.

The proposed property improvements for 2741 Observatory Avenue are in compliance with the current RMX zoning designation requiring no variances from the Cincinnati Zoning Code. The proposed work is permitted by the current zoning and does not conflict with the proposed RMX text amendments. The proposed work will add additional square footage and the new physical structure will have site coverage similar to adjacent property. There is no perceived detrimental effect that a two-family building would have to the general public. Adjoining properties should not be impacted since required setbacks and driveway access are being provided.

PUBLIC HEARING REQUIRED:

In accordance with Section 1413-19 Review of Permit Applications, The City Planning Commission has the duty to hold a public hearing on the application within 30 Days of receiving the advisory report.

RECOMMENDATION:

The Community Development and Planning Department staff recommends that the City Planning Commission take the following action:

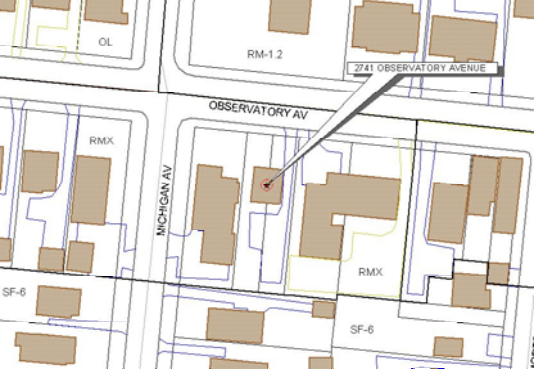
"That the City Planning Commission establish Friday June 3, 2003 as the date of public hearing for a proposed two-family dwelling at 2741 Observatory Avenue in IDC No. 60."

Respectfully submitted:

Stephen C. Briggs
Senior City Planner

Approved:

Margaret A. Wuerstle, AICP
Chief Planner





OL

RM-1.2

2741 OBSERVATORY AVENUE

OBSERVATORY AV

RMX

MICHIGAN AV

RMX

SF-6

-6

CITY OF CINCINNATI
DEPARTMENT OF BUILDINGS AND INSPECTIONS
DIVISION OF LICENSES AND PERMITS
RECEIPT

R200505277

CONTRACTOR KAUFMAN-JACOBS CONSTRUCTIN CO
2619 GLENDORA
CINCINNATI OH
45219

Payment By Other (Applicant)

Phone No

RE PROPERTY LOCATED AT 2741 OBSERVATORY AV CINC
2741 OBSERVATORY AV
PERMIT NUMBER 2005P04093
TYPE CBPCBCP Building Combo SCAN
SUB TYPE RALT Residential Alteration
BUILDING RENOVATION AND ADDITION
NOTATION

TRANSACTION DATE May 9, 2005
TOTAL PAYMENT 25 00

TRANSACTION LIST

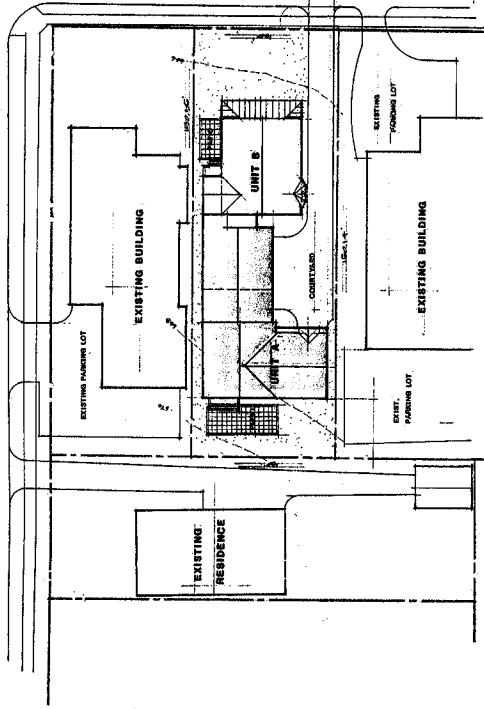
Type	Method	Description	Amount
Payment	Check	4087	25 00

ACCOUNT ITEM LIST

Item#	Description	Account Code	Tot Fee	Paid	Prv.	Pmts Cur	Pmts
1157	PERMIT PROCESSI	050-212-2200	25 00	25 00	00	25 00	

ISSUED BY SSWHITAKER SKW
DATE May 9, 2005 10 21 AM

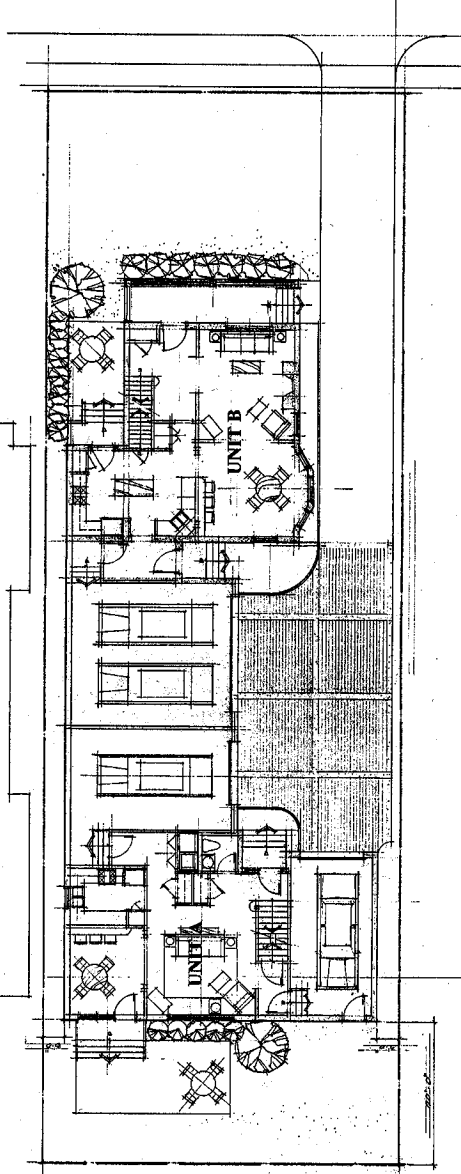
MICHIGAN AVE.



SITE PLAN

Scale: 1/8" = 1'-0"

OBSERVATORY AVE.



OVERALL FLOOR PLAN

Scale: 1/8" = 1'-0"

A PROPOSED
TWO-FAMILY CONDOMINIUM
LOCATED AT
2741 OBSERVATORY AVE.
CINCINNATI, OHIO

DAVID H. BALANOW
ARCHITECT
2741 OBSERVATORY AVE.
CINCINNATI, OHIO 45202

SHEET
#1

Properties

Report on Selected Properties

Date: 05/11/2005

Report on Selected Parcels

Number of Parcels Found: 2

Report on Selected Condo Units from Condo Attributes

Number of Condo Units Found: 0

Total Number of Properties Found: 2

>>>> Parcel Report Section

Parcel ID: 004600050003

Parcel Consoladated under: 004600050002

Parcel ID: 004600050002

Multi-Owner Flag: 0

Tax District: 1

Owner Name Field 1: SORRENTINO HEATHER C &

Owner Name Field 2: THOMAS P

Owner Address Field 1: 2741 OBSERVATORY AVE

Owner Address Field 2: CINCINNATI OH 45208-2231

Legal Description Field 1: 2741 OBSERVATORY AVE 50 X

Legal Description Field 2: 150 PT LOT 64 H J & M E

Legal Description Field 3: WESTON SUB PARS 2-3 CONS

Legal Description Field 4:

Previous Owner 1: EHA CHARLES STEVEN

Previous Owner 2:

Split Flag: Y

New Flag: N

Market Land Value: 79800.00

Market Improvement Value: 141300.00

Market Agriculture Value: 0.00

Auditor Class: 510

Existing Landuse: SF

Auditor Neighborhood Code: 42500

Auditor Parcel House Number: 2741

Auditor Street Name: OBSERVATORY

Auditor Street Suffix: AV

Bank Code: 802

Mail Name Field 1: LANDAMERICA TAX SERVICE

Mail Name Field 2: PATRICK GRIMM

Mail Address 1: 2800 WEST HIGGINS RD #305

Mail Address 2: HOFFMAN ESTATES IL 60195

Contract Due: 000000000000

Delinquency Flag: 0.00000

Contract Stage: 00

Contract Term: 00

Contract Flag:

Record Status:

Sale Date: 20021121.00000

Sale Type: LB

Sale Amount: 282500.00

Sale Source: A

Auditor Validation Flag: Y

Sale Conveyance: 13665.00



CITY OF CINCINNATI
DEPARTMENT OF BUILDINGS AND INSPECTIONS
BUSINESS DEVELOPMENT AND PERMIT CENTER
 3300 CENTRAL PARKWAY
 CINCINNATI, OH 45225

WWW.CINCINNATI-OH.GOV (513) 352-3271 FAX (513) 352-2579

Permit Application for

PERMIT NUMBER 75-4093

PART A - IDENTIFICATION

COMPLETE IN INK - PLEASE PRINT

Project Address <u>2741 OBSERVATORY AVE</u>	Floor/Suite
Owner <u>Thomas P Sorrentino</u>	Street Address / City / State / Zip <u>1971 MADISON RD CINT. OH</u>
Contractor <u>Kaufman Jacobs</u>	Street Address / City / State / Zip <u>2619 UCLAND AVE 45219</u>
Contact Person <u>Thomas P Sorrentino</u>	Street Address / City / State / Zip <u>2619 UCLAND AVE 45219</u>

PART B - MAIN USE OF PRIMARY BUILDING ON PROPERTY: (OFFICE, ONE-FAMILY, PARKING GARAGE, RESTAURANT, ETC.)

Present Use <u>Single Family Rental</u>	No of Dwelling Units <u>1</u>
Proposed Use <u>Two Attached Townhomes</u>	No of Dwelling Units <u>2</u>

PART C - TYPE OF WORK

<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Alteration (Description) <u>EXISTING BUILDING RENOVATION</u>
<input checked="" type="checkbox"/> Addition of <u>2500</u> Sq Ft	<input type="checkbox"/> Repair (Description)
<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Standpipes
<input type="checkbox"/> Fire Alarm	(Associated Building Permit No)
<input type="checkbox"/> Excavation / Fill	Quantity of Fill Cubic Yards
<input type="checkbox"/> Wrecking	Dimension of Building WIDTH X LENGTH X HEIGHT

<input type="checkbox"/> Signs	Does the message or copy pertain to a business conducted on the premises?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Fence	Height		
<input type="checkbox"/> Other (Explain)			

PART D - CERTIFICATES

<input type="checkbox"/> Certificate of Use and Occupancy	<input type="checkbox"/> Vacant Building Maintenance License
<input type="checkbox"/> Certificate of Inspection	<input type="checkbox"/> Type A Day Care Certificate of Inspection

COST OF LABOR AND MATERIAL FOR THIS APPLICATION ONLY

(Do not include the cost of electrical or work covered by a separate application)
 The owner or agent of this building and undersigned does hereby certify that the information and statements given on the application drawings and inspections are to the best of their knowledge true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the Department of Buildings and Inspections of the described premises at any time when work on these premises is ongoing and hereby grants that consent.

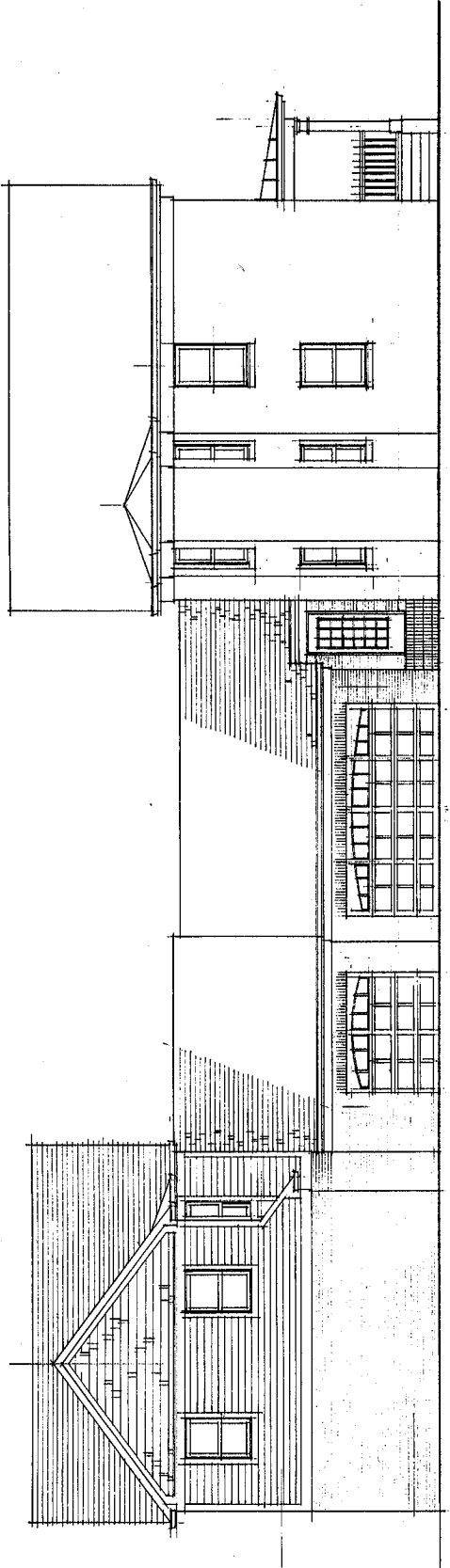
Applicant's Signature [Signature]

OFFICIAL USE ONLY BELOW THIS LINE

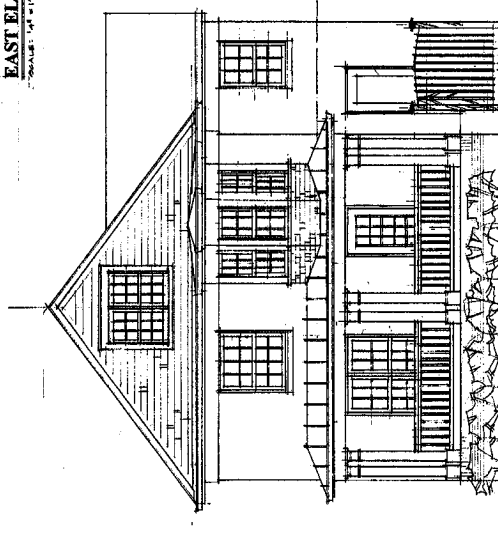
Route to _____ Processing Fee \$ _____

APPROVALS

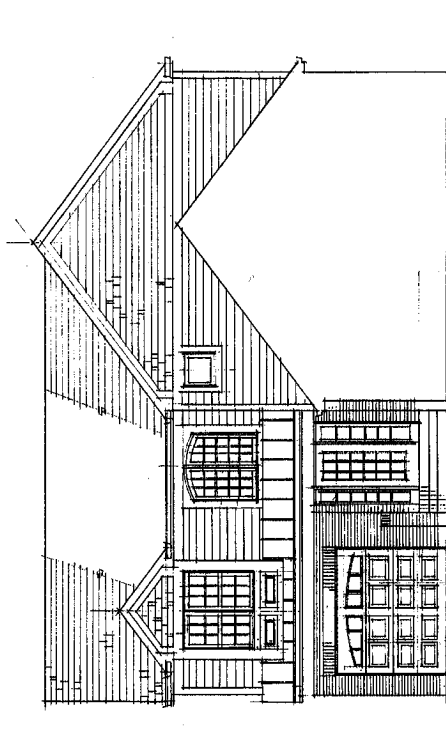
_____ Date _____



EAST ELEVATION
SCALE: 1/4" = 1'-0"



**UNIT B
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



**UNIT A
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"